



FORMER MOTOR GARAGE - TO LET

- 1,098 Sq Ft (102 Sq M)
- £45,000 per annum exclusive



Description

The property comprises a self-contained single storey industrial building of traditional brick construction beneath a flat roof, and benefits from both side and front hardstanding/parking.

Location

The property is prominently located on southern side of Stanley Park Road, close to the junction with Stanley Road, and almost opposite Sainsbury's Local.

Virtual Tour

[Click here](#)

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Unit A	517	48.03
Unit B	581	53.97
Total Gross Internal Floor Area	1,098 Sq Ft	102 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.





Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£45,000 per annum exclusive

VAT

The property has not been elected for VAT.

Business Rates

According to the Government website, the property has a rateable value of £8,500. NB: Please note that any rates payable may be subject to transitional relief.

EPC

The EPC rating for this property is D (90).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez

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Paul Harwood

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Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



